

Freestone Central Appraisal District

218 North Mount
Fairfield, Texas 75840

Bud Black, Chief Appraiser

Tel (903) 389-5510
Fax (903) 389-5955

Acknowledgement of Receipt of Certified Values

The attached documents are the Chief Appraiser's 2018 Certified Values for Teague Hospital District.

Please acknowledge the receipt of these documents by signing and returning this form to the appraisal district by:

- FAX: 903-389-5955
- Email: bud.black@freestonecad.org
- Mail: 218 N Mount Street – Fairfield TX 75840

Within two weeks you will receive:

Real Estate Roll in Alpha Order (Adobe) for the Governing Body
Mineral/Utility/Industrial Roll in Alpha Order (Adobe) for the Governing Body
Real Estate Roll in Alpha Order (Adobe) for the Tax Assesor
Mineral/Utility/Industrial Roll in Alpha Order (Adobe) for the Tax Assessor

An electronic copy of your data will be delivered to Pritchard & Abbott when you are ready to begin processing your tax roll this fall.



_____ for Teague Hospital District

Freestone Central Appraisal District

218 North Mount
Fairfield, Texas 75840

Bud Black, Chief Appraiser

Tel (903) 389-5
Fax (903) 389-5

Certification of 2018 Appraisal Roll For Teague Hospital District

"I, Bud Black, Chief Appraiser for the Freestone Central Appraisal District, solemnly swear that the attached is that portion of the approved appraisal roll of the Freestone Central Appraisal District which lists property taxable by Teague Hospital District within the boundaries of the Freestone Central Appraisal District for 2018 and constitutes the appraisal roll for the year of 2018."

Total Market Value	1,110,215,957
Total Market Taxable Value	847,371,515
Value Remaining Under Protest	0
Certified Total Appraised Value	791,492,559
Certified Net Taxable Value	787,300,323
Certified Net Taxable Value Adjusted for Over 65	787,300,323
Total Parcels	141,454



Certified this the 23rd day of July, 2018.

A handwritten signature in blue ink, appearing to read 'Bud Black', is written over a horizontal line.

Bud Black, RPA/CTA
Chief Appraiser

Additional Information for Truth In Taxation Publications For Teague Hospital District

Average Homestead Value

	Including Mobile Homes	Excluding Mobile Homes
Total Market Value of All Residential Property	232,200,905	221,313,265
Total Taxable Value of All Residential Property	189,605,315	181,924,427
Total Parcel Count of Residential Properties	4,116	3,606
Average Market Value of Residences <i>(before cap limitations)</i>	56,414	61,374
Average Appraised Value of Residences <i>(with cap limitations but before exemptions)</i>	46,065	50,450
Average Taxable Value of Residences <i>(after available exemptions)</i>	46,065	50,450

Other Public Notice Information

First Time Absolute Exemptions	3,153
First Time Partial Exemptions	1,134,738
Value Lost for New Ag/Timber/Wildlife Valuation	542
Total Appraised Value of New Property	5,900,769
Total Taxable Value of New Property	5,896,240

2018 Certified HISTORY VALUE RECAP

(61) - TEAGUE HOSPITAL DIST

Land		Value	Items	Exempt			
Land - Homesite	(+)	15,756,345	2,327	4,895			
Land - Non Homesite	(+)	49,849,956	2,632	6,990,678			
Land - Productivity Market	(+)	275,005,090	3,340	0			
Land - Income	(+)	172,386	6	0			
Total Land Market Value	(=)	340,783,777	8,307		Total Land Value:	(+)	340,783,777
Improvements		Value	Items	Exempt			
Improvements - Homesite	(+)	167,288,659	2,280	2,010,643			
New Improvements - Homesite	(+)	2,207,500	24	0			
Improvements - Non Homesite	(+)	56,675,983	672	34,250,525			
New Improvements - Non Homesite	(+)	153,965	3	0			
Improvements - Income	(+)	1,657,293	8	0			
Total Improvement Value	(=)	227,983,400	2,987		Total Imp Value:	(+)	227,983,400
Personal		Value	Items	Exempt			
Personal - Homesite	(+)	9,410,585	429	0			
New Personal - Homesite	(+)	362,167	10	0			
Personal - Non Homesite	(+)	10,016,656	386	173,049			
New Personal - Non Homesite	(+)	3,260,622	117	328,455			
Total Personal Value	(=)	23,050,030	942		Total Personal Value:	(+)	23,050,030
Total Real Estate & Personal Mkt Value	(=)	591,817,207	12,236				
Minerals		Value	Items				
Mineral Value	(+)	518,398,750	132,822				
Mineral Value - Real	(+)	0	0				
Mineral Value - Personal	(+)	0	0				
Total Mineral Market Value	(=)	518,398,750	132,822		Total Min Mkt Value:	(+)	518,398,750
Total Market Value	(=)	1,110,215,957			Total Market Value:	(=/+)	1,110,215,957
Ag/Timber *does not include protested		Value	Items				
Land Timber Gain	(+)	0	0		Land Timber Gain:	(+)	0
Productivity Market	(+)	275,005,090					
Land Ag 1D	(-)	0	0				
Land Ag 1D1	(-)	12,109,908	3,323				
Land Ag Tim	(-)	50,740	25				
Productivity Loss:	(=)	262,844,442	3,340		Productivity Loss:	(-)	262,844,442
Losses		Value	Items				
Less Real Exempt Property	(-)	43,758,245	305				
Less \$500 Inc. Real Personal	(-)	8,209	42				
Less Real/Personal Abatements	(-)	0	0		Total Market Taxable:	(=)	847,371,515
Less Community Housing	(-)	0	0				
Less Freeport	(-)	0	0				
Less Allocation	(-)	0	0				
Less MultiUse	(-)	0	0				
Less Goods In Transit	(-)	0	0				
Less Historical	(-)	0	0				
Less Solar/Wind Power	(-)	0	0				
Less Real Protested Value	(-)	0	0		Total Protested Value:		0
Less 10% Cap Loss	(-)	1,251,982	109		Protested % of Total Market :		0.00 %
Less Disabled Veteran Charity Home Amo	(-)	0	0				
Less TCEQ/Pollution Control	(-)	10,230,890	18				
Less VLA Loss	(-)	0	0				
Less Mineral Exempt Property	(-)	95,600	242				
Less \$500 Inc. Mineral Owner	(-)	533,990	16,621				
Less Mineral Abatements	(-)	0	0				
Less Mineral Freeports/Interstate Commer	(-)	0	0				
Less Mineral Unknown	(-)	40	2				
Less Mineral Protested Value	(-)	0	0				
Total Losses (includes Prod Loss)	(=)	318,723,398			Total Losses:	(-)	55,878,956
Total Appraised Value	(=)	791,492,559			Total Appraised Value:	(=/+)	791,492,559
					Total Exemptions*:	(-)	4,192,236
					<i>* See breakdown on following page</i>		
					Net Taxable Value:		787,300,323

Count of Homesteads

H	S	F	B	D	W	O	DV	DV100
703	570	0	43	0	57	0	75	40

H - Homestead	D - Disabled Only
S - Over 65	W - Widow
F - Disabled Widow	O - Over 65 (No HS)
B - Disabled	DV - Disabled Veteran
DV100 - 100% Disabled Veteran	

Owner and Parcel Counts

Total Parcels*:	141,454	* Parcel count is figured by parcel per ownership sequences.
Total Owners:	12,695	

Homestead Exemptions

	Value	Items
Homestead H,S	(+)	0
Senior S	(+)	0
Disabled B	(+)	0
DV 100%	(+)	3,594,458
Total Reimbursable (=)		3,594,458
Local Discount	(+)	0
Disabled Veteran	(+)	597,778
Optional 65	(+)	0
Local Disabled	(+)	0
State Homestead	(+)	0
Total Exemptions	(=)	4,192,236

Special Certified Totals

Exempt Value of First Time Absolute Exemption	\$3,153
Exempt Value of First Time Partial Exemption	\$1,134,738
New AG/Timber	
Market	\$542
Taxable	\$0
Value Loss	\$542
New Improvement/Personal	
Market	\$5,655,799
Taxable	\$5,651,270

Average Values* (includes protested & exempt value)

Average Homestead Value A*		Parcels
Market	\$60,966	1,594
Taxable	\$60,571	
Average Homestead Value A* and E*		Parcels
Market	\$66,046	1,917
Taxable	\$65,594	
Average Homestead Value M1		Parcels
Market	\$22,371	444
Taxable	\$22,240	

2018 Certified HISTORY VALUE RECAP

(61) - TEAGUE HOSPITAL DIST

Category Code Breakdown											
Cat Code	Items	Acres	Land	Ag/Timber	Productivity Market	Taxable Land	Improvements	Personal	Mineral	Total Mkt Taxable	Total Net Taxable
A1	1,356	795.930	7,497,081	0	0	7,497,081	85,308,831	0	0	92,805,912	90,123,132
A1X	30	0.000	0	0	0	0	0	0	0	0	0
A2	63	66.927	451,797	0	0	451,797	1,557,640	0	0	2,009,437	1,966,897
A2L	56	44.702	321,052	0	0	321,052	8,056	0	0	329,108	310,639
A2P	2	4.551	52,572	0	0	52,572	12,552	0	0	65,124	65,124
A2R	111	80.675	575,914	0	0	575,914	1,535,898	0	0	2,111,812	2,089,758
A3	20	13.029	137,290	0	0	137,290	103,092	0	0	240,382	240,382
A*	1,638	1,005.813	9,035,706	0	0	9,035,706	88,526,069	0	0	97,561,775	94,795,932
B1	2	0.363	5,536	0	0	5,536	89,461	0	0	94,997	94,997
B3	3	2.090	63,463	0	0	63,463	305,947	0	0	369,410	369,410
B*	5	2.453	68,999	0	0	68,999	395,408	0	0	464,407	464,407
C1	834	318.210	2,143,809	0	0	2,143,809	10,213	0	0	2,154,022	2,149,922
C1M	2	10.016	95,076	0	0	95,076	45,887	0	0	140,963	140,963
C1X	1	0.000	0	0	0	0	0	0	0	0	0
C*	837	328.226	2,238,885	0	0	2,238,885	56,100	0	0	2,294,985	2,290,885
D1	3,340	119,538.992	0	12,160,648	275,005,090	12,160,648	0	0	0	12,160,648	12,113,793
D2	292	0.000	0	0	0	0	6,850,710	0	0	6,850,710	6,812,500
D*	3,632	119,538.992	0	12,160,648	275,005,090	12,160,648	6,850,710	0	0	19,011,358	18,926,293
E1	1,354	17,608.954	40,260,325	0	0	40,260,325	27,145,735	0	0	67,406,060	66,264,307
E1X	3	0.000	0	0	0	0	0	0	0	0	0
E2M	133	113.709	623,155	0	0	623,155	2,381,067	0	0	3,004,222	2,975,663
E2S	478	455.770	2,431,715	0	0	2,431,715	50,909,493	0	0	53,341,208	52,186,108
E*	1,968	18,178.433	43,315,195	0	0	43,315,195	80,436,295	0	0	123,751,490	121,426,078
F1	4	9.413	137,554	0	0	137,554	875,249	0	125,000	1,137,803	1,137,803
F1O	100	127.547	1,244,311	0	0	1,244,311	4,657,524	0	0	5,901,835	5,889,835
F1T	82	135.054	1,259,820	0	0	1,259,820	6,156,111	0	0	7,415,931	7,415,931
F1	186	272.014	2,641,685	0	0	2,641,685	11,688,884	0	125,000	14,455,569	14,443,569
F2	34	177.871	747,974	0	0	747,974	3,481,387	0	9,727,810	13,957,171	10,241,971
F2	34	177.871	747,974	0	0	747,974	3,481,387	0	9,727,810	13,957,171	10,241,971
F*	220	449.885	3,389,659	0	0	3,389,659	15,170,271	0	9,852,810	28,412,740	24,685,540
G1	115,436	0.000	0	0	0	0	0	0	144,717,840	144,717,840	144,717,800
G*	115,436	0.000	0	0	0	0	0	0	144,717,840	144,717,840	144,717,800
J2	7	23.140	74,047	0	0	74,047	18,683	0	687,160	779,890	779,890
J3	15	13.068	107,663	0	0	107,663	93,951	0	14,434,780	14,636,394	14,636,394
J4	14	0.402	7,007	0	0	7,007	14,470	0	2,339,520	2,360,997	2,360,997
J4A	1	0.000	0	0	0	0	0	0	2,300	2,300	2,300
J5	4	0.000	0	0	0	0	0	0	22,781,160	22,781,160	22,781,160
J5A	5	0.000	0	0	0	0	0	0	514,840	514,840	514,840
J6	319	178.710	493,118	0	0	493,118	0	0	199,318,100	199,811,218	196,460,588
J6A	29	0.000	0	0	0	0	0	0	18,868,910	18,868,910	18,814,540
J7	2	0.000	0	0	0	0	0	0	82,260	82,260	82,260
J8	22	0.000	0	0	0	0	0	0	57,882,450	57,882,450	54,771,760
J*	418	215.320	681,835	0	0	681,835	127,104	0	316,911,480	317,720,419	311,204,729
L1	149	0.000	0	0	0	0	0	7,051,585	0	7,051,585	7,051,585
L11	1	0.000	0	0	0	0	0	0	0	0	0
L1A	12	0.000	0	0	0	0	0	2,690,047	0	2,690,047	2,690,047
L1G	149	0.000	0	0	0	0	0	913,405	0	913,405	913,405
L1H	3	0.000	0	0	0	0	0	50,528	0	50,528	50,528
L1I	15	0.000	0	0	0	0	0	857,287	0	857,287	857,287
L1M	2	0.000	0	0	0	0	0	76,556	0	76,556	76,556
L1X	51	0.000	0	0	0	0	0	26,425	0	26,425	26,425

2018 Certified HISTORY VALUE RECAP

(61) - TEAGUE HOSPITAL DIST

Category Code Breakdown											
Cat Code	Items	Acres	Land	Ag/Timber	Productivity Market	Taxable Land	Improvements	Personal	Mineral	Total Mkt Taxable	Total Net Taxable
L1	382	0.000	0	0	0	0	0	11,665,833	0	11,665,833	11,665,833
L2A	8	0.000	0	0	0	0	0	0	2,200,410	2,200,410	2,200,410
L2B	3	0.000	0	0	0	0	0	0	216,480	216,480	216,480
L2C	18	0.000	0	0	0	0	0	0	9,448,880	9,448,880	9,448,880
L2D	5	0.000	0	0	0	0	0	0	751,130	751,130	751,130
L2G	29	0.000	0	0	0	0	0	0	28,939,520	28,939,520	28,939,520
L2H	7	0.000	0	0	0	0	0	0	1,119,630	1,119,630	1,119,630
L2J	12	0.000	0	0	0	0	0	0	322,130	322,130	322,130
L2L	2	0.000	0	0	0	0	0	0	62,890	62,890	62,890
L2M	11	0.000	0	0	0	0	0	0	1,914,660	1,914,660	1,914,660
L2O	9	0.000	0	0	0	0	0	0	46,970	46,970	46,970
L2P	7	0.000	0	0	0	0	0	0	603,800	603,800	603,800
L2Q	8	0.000	0	0	0	0	0	0	425,290	425,290	425,290
L2T	4	0.000	0	0	0	0	0	0	235,460	235,460	235,460
L2	123	0.000	0	0	0	0	0	0	46,287,250	46,287,250	46,287,250
L*	505	0.000	0	0	0	0	0	11,665,833	46,287,250	57,953,083	57,953,083
M1	500	0.000	0	0	0	0	160,275	10,727,365	0	10,887,640	10,635,842
M1X	10	0.000	0	0	0	0	0	0	0	0	0
M*	510	0.000	0	0	0	0	160,275	10,727,365	0	10,887,640	10,635,842
O1	21	6.944	52,035	0	0	52,035	0	0	0	52,035	52,035
O*	21	6.944	52,035	0	0	52,035	0	0	0	52,035	52,035
SHI	1	0.000	0	0	0	0	0	67,310	0	67,310	67,310
SHR	2	0.000	0	0	0	0	0	65,595	0	65,595	65,595
SMV	3	0.000	0	0	0	0	0	14,794	0	14,794	14,794
S*	6	0.000	0	0	0	0	0	147,699	0	147,699	147,699
XB	42	0.096	480	0	0	480	0	7,629	100	8,209	0
XC	16,621	30,380	320	0	0	320	0	0	533,670	533,990	0
XE	12	5,616	31,038	0	0	31,038	1,100,809	0	0	1,131,847	0
XL	3	4,241	69,533	0	0	69,533	170,151	0	0	239,684	0
XN	14	0.000	0	0	0	0	0	493,504	0	493,504	0
XO	1	0.000	0	0	0	0	0	0	0	0	0
XR	11	9,030	47,650	0	0	47,650	38,744	0	0	86,394	0
XUA	23	121,412	489,953	0	0	489,953	121,477	0	0	611,430	0
XUB	2	0.080	1,394	0	0	1,394	40,844	0	0	42,238	0
XV	242	0.000	0	0	0	0	0	0	95,600	95,600	0
XVA	13	16,604	89,112	0	0	89,112	272,920	0	0	362,032	0
XVB	34	326,995	1,224,848	0	0	1,224,848	918,047	0	0	2,142,895	0
XVC	11	223,380	1,397,848	0	0	1,397,848	22,694,770	0	0	24,092,618	0
XVD	1	4,710	198,998	0	0	198,998	383,441	0	0	582,439	0
XVE	1	0,193	3,364	0	0	3,364	19,873	0	0	23,237	0
XVF	17	81,658	149,283	0	0	149,283	0	0	0	149,283	0
XVG	6	351,511	843,664	0	0	843,664	174,981	0	0	1,018,645	0
XVI	1	0.000	0	0	0	0	8,369	0	0	8,369	0
XVJ	115	222,218	928,169	0	0	928,169	9,856,391	0	0	10,784,560	0
XVK	2	1,082	5,217	0	0	5,217	143,084	0	0	148,301	0
XVM	3	3,122	24,101	0	0	24,101	213,601	0	0	237,702	0
XVO	7	145,001	324,641	0	0	324,641	87,087	8,000	0	419,728	0
XVP	1	10,000	38,501	0	0	38,501	0	0	0	38,501	0
XVQ	1	0.119	2,074	0	0	2,074	16,579	0	0	18,653	0
XVR	27	461,900	1,126,185	0	0	1,126,185	0	0	0	1,126,185	0
X*	17,211	2,019,348	6,996,373	0	0	6,996,373	36,261,168	509,133	629,370	44,396,044	0

142,407	141,745,415	65,778,687	12,160,648	275,005,090	77,939,335	227,983,400	23,050,030	518,398,750	847,371,515	787,300,323
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Bud Black

From: Bud Black
Sent: Monday, July 23, 2018 5:34 PM
To: 'teaguehospdistrict@sbcglobal.net'
Subject: 2018 Certified Values
Attachments: 61_THosp_2018_Cert_Values.pdf

I am attaching a copy of the 2018 certified values for the Teague Hospital District as they were delivered to your tax collector today.

Please let me know if you need anything else from me.

***Bud Black, RPA/CTA
Chief Appraiser***



218 N Mount St
Fairfield TX 75840
903-389-5510 x 210
FAX: 903-389-5955